

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 3, 2005  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler & Bob Didion

ITEM-1:     **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:     **REQUESTS FOR CONTINUANCES.**

ITEM-3:     **ITEMS TO BE PLACED ON CONSENT AGENDA.**

*Continued from July 27, 2005*

ITEM-4:     **SLC WINE INC. - PROJECT NO. 49431**  
City Council District: 3; Plan Area: Kensington/Talmadge

**STAFF:       Patrick Hooper**  
**Hearing Officer: Gary Geiler**

Approve, conditionally approve, or deny an application for a Conditional Use Permit to operate an onsite wine tasting bar and off site sales of wine bottles within an existing 940 square-foot retail space located at **4187 through 4191 Adams Avenue.** Report No. HO-05-133

**RECOMMENDATION:**

Approve

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*Continued from July 27, 2005*

ITEM-5:       **\*CAMINO DE LA COSTA DRAIN - PROJECT NO. 41014**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        Morris Dye**  
**Hearing Officer: Bob Didion**

Approve, conditionally approve, or deny an application for a Coastal Development Permit (CDP) and Site Development Permit for the re-construction of a storm drain, demolition of the existing drain inlet and pipe, filling of two sea caves and the construction of a retaining seawall at **5998 Camino de la Costa** within in the La Jolla Community Planning area and adoption of a Mitigated Negative Declaration. Report No. HO-05-135.

**RECOMMENDATION:**  
Approve

ITEM-6:       **KATZ RESIDENCE – PROJECT NO. 51529**  
City Council District: 1; Plan Area: La Jolla

**STAFF:        John Cruz**  
**Hearing Officer: Bob Didion**

Approve, conditionally approve, or deny an application for a Coastal Development Permit to demolish the existing residence. The project is located on a 3.06 acre site (no new construction proposed) at **9862 La Jolla Farms Road** in the RS-1-2 Zone within the La Jolla Community Plan. The site is within the Coastal Overlay (appealable) and Coastal Height Limit zones. Exempt from Environmental. Report No. HO-05-130

**RECOMMENDATION:**  
Approval

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ITEM-7:       **FOX RESIDENCE - PROJECT NO. 50623**  
City Council District: 2; Plan Area: Peninsula

**STAFF:**       **Cory Wilkinson**  
**Hearing Officer: Bob Didion**

Approve, conditionally approve, or deny an application for a Coastal Development Permit to demolish an existing single dwelling unit and construct a new 4,648.7 square foot two-story single dwelling unit with a 1,108.5 square foot attached garage and a 699.9 square foot Companion Unit at **945 Sunset Cliffs** on a 12,443 square foot lot in the RS-1-7 zone within the Coastal Overlay Zone Appealable (Map C-730), Coastal Height, Beach Parking Impact, and Peninsula Community Planning Area. Exempt from Environmental. Report No. HO-05-136.

**RECOMMENDATION:**  
Approve

ITEM-8:       **OHIO FOUR MAP WAIVER - PROJECT NO. 52974**  
City Council District: 3; Plan Area: Greater North Park

**STAFF:**       **Patrick Hooper**  
**Hearing Officer: Bob Didion**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map including a request to waive the requirement to underground existing overhead utilities, to create four residential condominium units (under construction) on a 0.22 acre site at **4030 Ohio Street** in the MR-1250B Zone of Mid City Communities Planned District Ordinance. Exempt from Environmental. Report No. HO-05-138

**RECOMMENDATION:**  
Approve

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ITEM-9:       **4643 UTAH STREET MAP WAIVER - PROJECT NO. 63689**  
City Council District: 3; Plan Area: Greater North Park

**STAFF:**       **Patrick Hooper**  
**Hearing Officer: Bob Didion**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map including a request to waive the requirement to underground existing overhead utilities, to create four residential condominium units (under construction) on a 0.22 acre site at **4643 Utah Street** in the MR-1500 Zone of Mid City Communities Planned District Ordinance. Exempt from Environmental. Report No. HO-05-139.

**RECOMMENDATION:**  
Approve

ITEM-10:       **MURPHY'S SUPERMERCADO - PROJECT NO. 60419**  
City Council District: 3; Plan Area: City Heights

**STAFF:**       **Cherlyn Cac**  
**Hearing Officer: Bob Didion**

Approve, conditionally approve, or deny an application for a Conditional Use Permit to sell alcoholic beverages in an existing 11,144 square foot grocery store. The 0.43 acre site is located at **4580 University Avenue** in the CC-5-4 zone of the Central Urbanized Planned District within the City Heights Community Plan Area. Exempt from Environmental. Report No. HO-05-144.

**RECOMMENDATION:**  
Approve